



BLUEPRINT FOR THE STATE DEVELOPMENT/HOUSING/TRANSPORTATION PLAN

Working Draft of the Task Force on the Future of Growth & Development

June 30, 2008 Version

Note: At its May 7, 2008 meeting the Task Force spent most of its time discussing this blueprint. The conversation focused on the role of the State Development Plan, its contents and its intended audience. Comments from the meeting were incorporated into this document for Task Force comment. Keep in mind this outline is a work in progress. It is leading toward addressing one of the key deliverables which is developing parameters of the State Development Plan. Also included in this outline are parameters for a State Housing Plan.

I. Purpose

A. Vision and Goals for Sustainable and Smart Growth in Maryland

1. The Role of the State Development Plan
 - a. Provide a clear vision.
 - b. Include the consequences of not implementing Smart Growth.
 - c. Enhance the relationship between State and Local Governments.
 - d. Serve as a guide for State decisions and an objective measurement for the State's local plan comments.
 - e. Include fiscal visions, those constraints and how the State will use its resources.
 - f. Be a template for a local comprehensive plan.
 - g. Include incentives for redevelopment and revitalization.
 - h. Analyze what is working and what is not.
2. The Eight Visions
3. State Goals, Measures and Tracking Progress
4. Growth Policies and Trends
5. Fiscal Strategy
 - a. Incentives to Make Smart Growth Happen
6. Local Government and State Coordination
 - a. Suggested Parameters for Local Comprehensive Plans
 - i. Required Elements per Article 66B
 - ii. Strong Implementation Component

- iii. Inclusion of Fiscal Spending
- iv. Opportunities for connecting plans, addressing gaps, etc.

7. Use of State Intervention

B. Analysis of the Status of Smart Growth

- 1. Successes and Case Studies
- 2. What is not working?
- 3. Mechanisms to Strengthen Sustainable and Smart Growth in Maryland

C. Regional Planning Opportunities

II. Background

A. History of Planning in Maryland

B. Current Status of Planning in Maryland

III. Introduction

A. Overview of the State Development Plan

- 1. Legal Basis
- 2. What is a State Development Plan?
- 3. Public Participation

B. The Role of the State Development Plan

- 1. How should the Plan be used?

* C. Key Concepts

- 1. Smart Growth- Priority Funding Areas, Rural Preservation
- 2. Sustainability
- 3. Priority Funding Areas

IV. Areas of Critical State Concern

Purpose: Identify areas for heightened attention for environmental protection or for revitalization. .

- A. Overview
- B. Criteria for Designation
- C. Areas of Critical State Concern
 - 1. Resource Protection (PPAs, etc.)
 - 2. Economic Development (Smart Sites, other areas targeted for redevelopment)
- D. State Financial Goals and Policies
 - 1. Tax Incentives
 - 2. Infrastructure Financing

V. Socio Economic/Demographic Trends & Forecasts

Purpose: Give background/projections of Maryland's population. This chapter gives the planning in the rest of the document its context.

- A. Overview
- B. Population Growth
- C. Domestic Migration and Foreign Immigration
- D. Age Structure
- E. Labor Force and Job Growth
- F. Jobs and Housing
 - 1. Analysis
 - 2. Balance
 - 3. Affordability

VI. Land Use and Growth

Purpose: Similar to the previous chapter, the land use and growth discussion assists Marylanders in understanding how our State has grown and how we could grow in the future.

- A. Overview
- B. Past Trends- 1973-2002
- C. Future Trends- Smart Growth vs. Non-Smart Growth
- D. Meeting the Challenges of Growth
 - 1. Priority Funding Areas and Smart Growth
 - a. Supply versus Demand
 - 2. Assessment of Local Planning
 - 3. Rural Areas and Priority Funding Areas
- E. Reuse of Land
 - 1. Brownfields
 - 2. Greenfields
 - 3. Redevelopment with Older Urban Areas
- F. Land Use Relation to Adjoining States
 - 1. Differences
 - 2. Opportunities for Compatibility
- G. Implementation

VII. Environmental Factors

Purpose: To discuss Maryland's natural resources in their current state, and to outline policies for resource production and protection.

- A. Vision
- B. Goals
- C. Relationship of Land Use to Water Quality and Air Quality

D. Climate and Physiographic Regions

E. Appropriate Planning Scale (e.g., Regional, Aquifer, Watershed)

F. Physical Attributes that Affect Development

1. Soil Types
2. Steep Slopes
3. Flood Hazard
4. Availability of Water
5. Capacity for Waste Handling
 - a. Sewage Treatment Capacity
 - b. Assimilative Capacity

G. Resource Extraction

1. Mining
2. Timber
3. Oil and Gas

H. Sensitive Areas

1. Wetlands
2. High Quality Streams
3. Reservoir Watersheds
4. Groundwater Recharge Areas

I. Land Preservation

1. Agriculture
2. Forest
3. Green Infrastructure
4. Critical Area/Shoreline
5. Avoiding Encroachment

J. Restoration of Water Resources: Role of Development & Redevelopment:

K. Redevelopment of Brownfields

L. Climate Change

VIII. Historic & Cultural Resources

Purpose: To discuss Maryland's resources in their current state, challenges of protecting these resources and how preservation can be implemented.

- A. Vision
- B. Goals
- C. Historic Resources
- D. Cultural Resources
- E. Preservation & Conservation
- F. Heritage Areas/Historic landscapes
- F. Implementation

IX. Public/Community Facilities

Purpose: Analyze current status, identify deficiencies and offer a guide for improvement.

- A. Vision
- B. Goals
- C. Housing and Public Facilities Needs
- D. Water and Sewer Planning
 - 1. Water Quantity and Quality
- E. Schools
 - 1. Reuse of Schools
- F. Fire and Safety Resources
 - 1. Crime and Growth
- G. Health Systems
- H. Educational Systems
- I. Parks & Recreational Open Space
- J. Libraries
- K. Implementation

X. Housing

Purpose: Consider Maryland's existing housing, how it serves the population (i.e. affordability, location etc.) and identify shortcomings.

A. Overview

1. Legislative Mandate
2. Planning Principles
 - a. Smart Growth
 - b. One Plan for All Agencies
 - c. Coordinated Resource Expenditures
3. Housing Principles
 - a. Housing for All at All Income Levels
 - b. Renters and Owners
 - c. Elderly and Disabled

B. Analysis of Current Housing and Growth Patterns

1. Current/Projected Demographics
2. Availability of Transportation
3. Availability of Water and Sewer
4. Availability of Land for Owner Housing with or without Smart Growth
5. Availability of Land for Rental Housing with or without Smart Growth

6. Housing Gap By County

C. Current Development Policy

1. State Land Use Policy
2. Housing – Reactive vs. Proactive
3. Infrastructure- Reactive vs. Proactive
4. Transportation- Maintenance, Policies for New Routes

E. Goals

1. Housing - Short and Long Term
2. Transportation Oriented Development
3. Green Building
4. Community Revitalization

F. Implementation Strategies

1. Proactive and/or Reactive Strategies
2. Coordinated Investment
3. Resources

XI. Transportation Planning

Purpose: Discuss Maryland's varied transportation modes, its effect on Marylanders and how it serves Marylanders.

PENDING

XII. Economic Development

Purpose: Analyze the link between economic development and how it drives growth.

- A. Vision
- B. Goals
- C. Current Status of Economic Development
- D. Implementation